

Minutes

Carlisle Planning Board Meeting

October 14, 1968

Present were: F. Smith J. Macone T. Herndon
C. Evans D. Spaulding

The first agenda item of Tricorn Homes was not taken up, as Mr. Connelly was not present.

The Board then turned to further discussion of changes in its Rules and Regulations. The members all agreed that some modification of the "Pork Chop" zoning should be made to prevent the construction of more than two right-ofways coming out side by side on to a town way. No specific rewording was suggested. Mr. Evansthought that it would be wise to also make some provision to prohibit use of a disused turnaround, such as occurs when a road is continued on past a turnaround, as frontage for "Pork Chop" ways. No specific action was taken on this suggestion. The Board also agreed that the width of the pavement should either be shown in outline or specified in writing on the subdivision plan. Underground wiring and the "Two Road Width" proposals were discussed, but no action was taken. The Board felt that underground wiring was theoretically desirable, but the question of cost to the developer and eventually the home buyer led the Board to feel that more specific data should be obtained in this area. J. Macone and D. Spaulding agreed to try to find out more about actual installation charges and report at the next meeting. On the matter of road width, the Board agreed that some sort of two-width standard should be seriously considered, but was unable to arrive at a workable plan. The item will be taken up again at the next meeting.

It was also decided that the Rules and Regulations should clearly state that the developer must contact the Board's engineering consultant at various stages of construction in order hat such construction may be properly inspected. Finally, the Board agreed that the 1967 ammendment to Section 81U of Chapter 41 of the General Laws should be adopted. This pertains to an arrangement between the developer, his lending source, and the Board whereby the lending source, in essence, bonds the road construction.

The Clerk noted that he had not heard from the Selectmen as to which of their members was going to work with Mr. Evans in planning improvements to existing roads. He also commented that the Board should take up the business of recommending which roads the Selectmen should include in their proposed abandonment work. Mr. Smith thought that the Board members should go together to view the roads cited for abandonment in order to have as much backgorund as possible in the matter. The Clerk also reported that Mr. Perley had completed his summary of suggested improvements to Carlisle Pines Drive in order to make it acceptable as a Town Way.

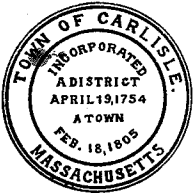
The Board then discussed the advisability of asking its engineering consultant to advise it on the acceptability of subdivision roads, and then make its own recommendations on each road acceptance article at Town Meeting. Mr. Smith noted that since the Board was retaining engineering consultants on each subdivision, it would certainly be in the best interests of the Town to have such expert advice presented to the Town Meeting. Mr. Evans observed that such a move would relieve the Highway Surveyor from certain pressures inherent in having to make such recommendations, and that a non-town affiliated engineer would certainly have more chance of making an impartial appraisal of such matters. The Board agreed to undertake the responsibility of recommending approval or disapproval of roads as Town Ways, at Town Meeting, based on its consultant's advice.

Mr. Spaulding reported that he had tentatively set up a meeting with a Representa-

tive of the State Department of Commerce, The Selectmen and Planning Board for either the 21 or 22 of October, to discuss the revision of the "Benjamin Report" with the help of Federal matching funds.

Respectfully Submitted

Terry Herndon



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

TERRY O. HERNDON, Clerk
Hillside Drive
CARLISLE, MASS.

October 5, 1968

AGENDA

Carlisle Planning Board

Meeting

Monday, October 14, 1968

8:00 p.m. in the Selectmen's

Office

1. Possibly we will have further discussions with Mr. Connelly of Tricorn Homes about releasing some lots prior to road completion.
2. It is hoped that the remainder of the rules and regulations changes can be decided on at this meeting. Two additional changes have been suggested:
 - a. That inspection procedures for road construction be spelled out in order to make the developer abundantly aware of the fact that he must contact the Board's engineering consultant at various stages of the road building process.
 - b. That the Board adopts the 1967 amendment to Section 81U of Chapter 41 of the General Laws. This refers to an arrangement between the developer, his bank, and the Board whereby the bank essentially bonds road construction.